



Rooster Ag'

Farmland Real Estate · RA Commercial Properties
Farm Management · FDAV · Federal Crop Insurance
Gold Standard Farmland Appraisal Services

www.roosterag.com

Office/Fax · (815) 333-4354

Don't let your money collect dust, invest in dirt!



THE GOLD STANDARD

Family Owned & Operated

December 2023

NEXT GEN AG



It's hard to believe that December is upon us and Christmas is just ahead. The last quarter of the year seems to always fly by and with the great weather, harvest and tillage seemed to be done in a blink of an eye. So, our focus now turns to next year, the future of agriculture, and how our businesses can continue to bring value to all we touch. Over the last few years, land sale prices overall were hinged to a 3% Return On Investment, where today the majority of the sales have nothing to do with an ROI. Moreover, its neighbors grabbing the property next door, buyers looking for land for a specific purpose in a specific location, and organic and regenerative farming groups looking to expand their base of operation to feed their ever-growing market share, bringing the investors in land and the farmers different options over conventional farming practices. *Carbon* continues to be a *buzz word* that is not going away, and has become the **Next Generation of Ag**, and Rooster Ag's now initiative and focus. We will educate farmers, and existing and future owners of land about the benefits of farming practices that will draw the carbon dioxide out of our atmosphere and sequester it in our soil as carbon. Our focus is on how to monetize these practices for the financial benefit of the farmer and landowner while preserving our precious topsoil, ground water and quality of our air by implicating the **Next Gen Ag**, a Rooster Ag initiative focus on sequestering carbon! Have questions, give any of us a call we will be excited to meet you at your office, conference room, shop, or kitchen table to discuss **Next Gen Ag**.

FIGURE-OUT-ABLE

I recently read an article with the word **Figure-out-able** in it. I have used this word before but thought it was our own made-up thing. Joe always says that things are **Figure-out-able** if you take the time to figure them out. For example, finding the divide sign on the keyboard was a challenge, but it was **Figure-out-able**, or the creating of our software that is specific to our Gold Standard Farmland Appraisals utilizing a **Figure-out-able** mentality as to what we felt was common sense versus the way the industry was doing it, getting creative with all of our existing and future customers by asking questions and listening to their needs and taking the time to achieve their goals that are almost always, **Figure-out-able**. So, as with all good things at Rooster Ag', if you are in the need of **Figuring Out** a sale or purchase of a farm, in need of crop insurance, a farmland appraisal, how to depreciate your farm by implementing our Farm Depreciable Asset Valuation program or need someone to help you manage your farm, call the professionals at Rooster Ag' and we will meet you at your office, conference room, shop or kitchen table and make it **Figure-out-able!** ~Kelly Ludwig

THINK LIKE A FARMER

Don't shout at the crops, don't blame the crops for not growing fast enough, don't uproot crops before they have a chance to grow. Choose the best plants for the soil, irrigate and fertilize, remove weeds. Remember, you'll have good seasons and bad seasons, you can't control the weather, but you can be prepared for it, if you **Think Like a Farmer**. *Author: Unknown*. We believe this mentality not only applies to a farmer, it is truly a life mentality to live by.



Weather Almanac



by Meteorologist Frank Watson



Weather projections, features and facts created by Bruce Watson for our Weather Almanac are presented as scientific guidelines as to what we might expect over a large area of the Midwest, as well as our part of the state and general northern area. The "Normals" appearing on the back page are provided for the general counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced each week, to which in the area over the past 170 years. Frank Watson utilizes a model that Bruce Watson specially designed, based on weather observations that much more clearly represent our local climate than do shorter, 20-year National Weather Service averages. These figures draw on the long history of systematic observations begun by the U.S. Army in 1817.



Full Moon

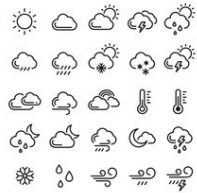
December 26th

Cold Moon



December Weather Outlook

Summary



Lingering clouds and snow are favored on Friday and Saturday, December 1-2. A passing rain or snow event is possible on Tuesday, December 5; otherwise expect daytime sun and colder temperatures from Sunday to Thursday, December 3-7. Prospects increase for precipitation on Friday, December 8 with a rain to snow event on Saturday and Sunday, December 9-10. Colder but drier weather is favored from Monday to Thursday, December 11-14. Passing snows are favored from Friday to Sunday, December 15-17. An extended period of sunnier skies is expected from Monday to Monday, December 18-25. The weather pattern becomes more active with good prospects for precipitation from Tuesday to Sunday, December 26-31.

"Ring around the moon? Rain real soon."

A ring around the moon usually indicates an advancing warm front, which means precipitation. Under those conditions, high, thin clouds get lower and thicker as they pass over the moon. Ice crystals are reflected by the moon's light, causing a halo to appear.



Morning Planets: Venus

Evening Planets: Mercury (dusk), Jupiter, Saturn, Uranus, Neptune

December Astronomy ~ It's in the Stars



The Winter Solstice is Thursday, December 21. This is when the sun's rays are directly over the Tropic of Capricorn, 23.5° south. Look for the waning crescent moon next to Venus before sunrise on Saturday, December 9. Mars rises too close to sunrise and will be lost in the sun's glare this month. Jupiter rises in the late afternoon hours and will be visible in the southeast sky at sunset. The moon and Jupiter rise together the evenings of Thursday and Friday, December 21-22. Saturn rises midday throughout the month. Look for Saturn in the southern sky at sunset. The moon and Saturn rise together the evening of Sunday, December 17. An extended period of sunnier skies is expected from Monday to Monday, December 18-25. The weather pattern becomes more active with good prospects for precipitation from Tuesday to Sunday, December 26-31.

Future Weather Outlook

January outlook favors above normal temperatures with below normal precipitation.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on January 1, 4, 8, 9, 10, 11, 14, 17, 22, 23, 24, and 25

February expect above below temperatures with below normal precipitation.

March expect colder than normal temperatures with above normal precipitation.

December Fun Facts!

- The term Yuletide comes from a Norse tradition of cutting and burning a tree to bring in the Winter Solstice.
- December 25 is the official celebration date for the birthday of Christ.
- The tallest Christmas tree ever cut was a 221-foot Douglas fir that was displayed in 1950 at the Northgate Shopping Center in Seattle, Washington.
- December starts on the same day of the week as September starts every year, and ends on the same day of the week as April ends every year.
- December 4th is National Cookie Day, but cotton candy, pie, brownies, and cupcakes are also celebrated during December.
- In the Northern Hemisphere, December is similar to June in the Southern Hemisphere.



~Farmland for Sale~

Kane County—Campton Twp—267± acres/170± tillable acres, excellent soils with a PI of 128. Multiple Fixer-upper house and buildings. With 100,000 square feet under roof. Excellent location off Beith Road & Route 47. Excellent income potential. **\$19,950 per acre**

Kane County—Blackberry Twp—46.29± acres/34.61± tillable acres, excellent soils with a PI of 137.7. Fixer-upper house and buildings. Excellent location off Finley Road & Scott Road just south west of Route 47 & the new I88 interchange. **\$21,400 per acre**

Kendall County— Kendall Twp—63.38± acres/61.75± tillable acres, excellent soils with a PI of 139. Located off of Immanuel Road, just 2 miles from the city limits of Yorkville. **\$19,950 per acre**

Kendall County— Little Rock Twp—140.61± acres/138.89± tillable acres, excellent soils with a PI of 138.1. Located off of Lions & Millington Roads. Farm includes a house and buildings. **\$19,995 per acre**

McHenry County — Riley Twp—34.36± acres/29.97± tillable acres. Located off Grange Road, west of Route 23. Excellent mix of income producing farmland & recreational hunting land. **\$7,100 per acre**

McHenry County — Riley Twp—93.26± acres/92± tillable acres. Located on the south side of Anthony Road, just west of the new Route 23 & I-90 Interchange. **\$15,000 per acre**

DeKalb County— DeKalb Twp— 160.35± acres/ 151.74± tillable acres, excellent soils with a PI of 133.1. Located off of N. 1st Street, great location! Has outbuildings and grain bins. **\$19,950 per acre**

DeKalb County—Genoa Twp—176.73± acres/ 171.56± tillable acres, excellent soils with a PI of 134.4. Located off of Melms Road, just west of the DeKalb/Kane County Line. **UNDER CONTRACT**

DeKalb County—Cortland Twp—106.97± acres/ 99± tillable acres. The farm is situated between DeKalb & Cortland, IL at the NWC of Route 38 & Loves Road. Zoned General Commercial (GC) and annexed into the town of Cortland. **\$15,000 per acre**

Boone County—Boone Twp—105± acres/ 102.16± tillable acres. Includes 44 acres located off of 173 adjacent to the village of Capron and 61 acres located off Burr Oak Road. **\$12,950 per acre**

Boone County—Spring Twp—121± acres/ 117± tillable acres, excellent soils with a PI of 135.3. Located off Carlson/Garden Prairie Road on the south side of I-90. **\$15,000 per acre**

LaSalle County— Grand Rapids Twp—159.46± acres/130.89± tillable acres, with a soil PI of 119.4. Located 7.8 miles south of Mar-seilles & 7 miles northeast of Streator. **\$9,750 per acre, divisible via 40/40/80 acre parcels or two 80 acre parcels.**

NEW Lee County—Viola Twp—153.41± acres/143.61± tillable acres, excellent soils with a PI of 124.6. The farm is south of Route 30, on southwest corner of Stainbrook & Fisk Road. **\$11,950 per acre.**

Winnebago County— Harrison Twp—51.13± acres/43.45± tillable acres. Located off Oliver Road nestled along the Pecatonica River. Excellent mix of income producing farmland & recreational/hunting property. **\$16,000 per acre**

~Bid Basis/Auctions~

Interested in a Bid Basis or Auction Listing? Contact our Auction Manager Samantha Vazzano today at (815)321-2282.



McHenry County—Door Twp—40.05± acres/37.85± tillable acres. Located off of Dean Street . The property is in close proximity to the intersection of Route 14 & Route 47 on the south side of Woodstock. 2030 Land plan shows a future use of Residential. **\$40,000 per acre**

NEW DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: multi-family housing and commercial. **\$2.98 per sf**

DeKalb County—Cortland Twp—57.18 acres/53.50± tillable acres. Located at the SEC of Route 38 & Somonauk Road, just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center **\$29,950 per acre**

Ogle County—Flagg Twp - 30± acres/28.42± tillable acres. Located in Section 25, Flagg Township. Zoned B-3 Commercial and located in the industrial park on the south edge of the City of Rochelle. **\$21,500 per acre**

Kane County— Big Rock Twp—3.75 acres. Located at the SWC of Route 30 & the Dauberman extension. Zoned MCU– Mixed Use Commercial. Excellent location to open your business! **\$250,000**



Rooster Ag'
1100 S. County Line Rd.
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Maple Park, IL 60151



~Normal for the Month~

| DEC. 3 TO 9 | DEC. 10 TO 16 | DEC. 17 TO 23 | DEC. 24 TO 30 | DEC. 31 TO JAN. 6 |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| AVG. HIGH..... 37 | AVG. HIGH..... 34 | AVG. HIGH..... 32 | AVG. HIGH..... 31 | AVG. HIGH..... 30 |
| AVG. LOW..... 19 | AVG. LOW..... 16 | AVG. LOW..... 14 | AVG. LOW..... 12 | AVG. LOW..... 11 |
| SUNSHINE 48% DAYLIGHT HOURS | SUNSHINE 49% DAYLIGHT HOURS | SUNSHINE 47% DAYLIGHT HOURS | SUNSHINE 48% DAYLIGHT HOURS | SUNSHINE 44% DAYLIGHT HOURS |
| Precipitation 0..61 | Precipitation 0.63 | Precipitation 0.49 | Precipitation 0.43 | Precipitation 0.42 |

Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

| Date | County | Township | Acres | Price/Acre | Soil PI | Date | County | Township | Acres | Price/Acre | Soil PI |
|-------|------------|-----------|--------|------------|---------|-------|------------|----------------|--------|------------|---------|
| 10/23 | Boone | Belvidere | 96.00 | \$12,100 | 135.0 | 08/23 | McHenry | Burton | 50.00 | \$12,500 | 105.0 |
| 09/23 | DeKalb | DeKalb | 60.00 | \$17,282 | 140.0 | 08/23 | McLean | Cheney's Grove | 683.00 | \$15,106 | 130.0 |
| 10/23 | Livingston | Charlotte | 379.00 | \$11,699 | 123.0 | 10/23 | Ogle | Leaf River | 76.00 | \$10,000 | 100.0 |
| 10/23 | Marshall | Roberts | 80.00 | \$13,250 | 131.0 | 10/23 | Piatt | Unity | 156.00 | \$16,900 | 139.0 |
| 09/23 | McHenry | Hartland | 396.00 | \$12,015 | 126.0 | 10/23 | Vermillion | Grant | 77.00 | \$12,603 | 126.0 |

The sales reported are randomly chosen from the most recent issue of the Illinois Land Sales Bulletin, a bi-monthly report on farmland sales of 20 acres or greater. This data is obtained from the transfer declarations recorded at 90+ courthouses around the state. Subscriptions are available by visiting www.landsalesbulletin.com or calling 608-329-4210.

View our listings as well as more information at Rooster Ag' online at:



ROOSTER AG' DIRECTORY



| | | |
|------------------------------|---|----------------------------|
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| Dalton Jahntz | Director of Sales/Real Estate Broker | (630) 525-1431 |
| Karl Viskne | Crop Insurance Agent | (630) 770-8708 |
| Kathy Eller | Accounting Manager | (847) 217-9274 |
| Zoe Quinn | Administrative Assistant | (815) 824-8270 |
| Nancy Wilkison | Real Estate Administrative Assistant | (815) 762-8337 |
| Nicole Speizio-De Paz | Appraisal Manager/Trainee Appraiser | (631) 905-2074 |
| Steve Edwards | Real Estate Broker/ Farm Manager | (630) 774-7470 |
| Patty Boncimino | Paralegal | Patty@roosterag.com |
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| Tyler Creath | Real Estate Broker | (815) 451-1152 |
| Joe Ludwig | COB, Real Estate Broker, Owner | (630) 774-5887 |